



BOARD OF SUPERVISORS

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COUNTY OF LOS ANGELES
**DEPARTMENT OF CONSUMER
AND BUSINESS AFFAIRS**

"To Enrich Lives Through Effective and Caring Service"

**RENT STABILIZATION ORDINANCE (RSO)
TENANT BUYOUT OFFERS & AGREEMENTS
DISCLOSURE NOTICE**



Joseph M. Nicchitta
Director

Joel Ayala
Chief of Staff

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Chief Deputy

THIS NOTICE IS REQUIRED PER TITLE 8 (Consumer Protection, Business and Wage Regulations) of the LOS ANGELES COUNTY CODE relating to DIVISION 3 (Housing) CHAPTER 8.52 (Rent Stabilization) SECTION 8.52.100.

The RSO allows for specific "just cause" reasons for eviction. Tenants are **not** required to accept a Tenant Buyout Offer or Agreement to move out of their rental unit. Refusing compensation (money, free rent, etc.) to move out is **NOT** a legal reason for eviction under the RSO. The rights provided under the RSO apply to all tenants, regardless of immigration status.

If a landlord wishes to offer a tenant compensation (money, free rent, etc.) to vacate their rental unit, landlords must do the following:

- Provide **all** pages of this Disclosure Notice to the tenant prior to completing a Buyout Agreement.
- File this Disclosure Notice and the Buyout Agreement with the Department of Consumer and Business Affairs (DCBA) within 60 days of the tenant and landlord disclosure signing the Buyout Agreement. Landlords can file this form via:
 - Email at rent@dcbalacounty.gov,
 - In person at DCBA, or,
 - by mail to Department of Consumer and Business Affairs
500 W. Temple Street, Room B-96
Los Angeles, CA 90012

The Buyout Agreement must be in the primary language of the tenant and must state below the signature line: "You, (tenant name), may cancel this Buyout Agreement any time up to 45 days after all parties have signed this Agreement without any obligation or penalty."

Per County Code Section [8.52.100](#), tenants:

- Have the right to **not** enter into buyout negotiations or buyout agreements;
- May choose to consult with an attorney before entering into a buyout agreement;
- May rescind the buyout agreement for up to forty-five (45) days after it is fully executed;
- May contact DCBA for information about other buyout agreements in the Tenant's neighborhood and any other relevant information

BUYOUT AGREEMENT REQUIREMENTS:

Buyout agreements must:

- Be in writing in the primary language of the Tenant.
 - The Landlord must give Tenants a copy of the proposed buyout agreement at least ten (10) days before it is executed.
- Include the following statement in bold letters in at least fourteen-point (14 pt.) type near the space reserved for the signature of the Tenant(s):
 - **"You may cancel this buyout agreement in writing at any time before the forty-fifth (45th) day after all parties have signed this buyout agreement."**
 - **"You have a right not to enter into a buyout agreement."**
 - **"You may choose to consult with an attorney before signing this buyout agreement. The County of Los Angeles Department of Consumer and Business Affairs may also have information about other buyout agreements in your neighborhood."**
- Provide to the Tenant a copy of the fully executed buyout agreement.

In order to rescind a buyout agreement, the Tenant must hand-deliver, email, or certified mail, return receipt requested a statement to the Landlord indicating that the Tenant has decided to rescind the agreement.

If you have questions, please contact us:

- Phone: 833-223-RENT (7368)
- Email: rent@dcba.lacounty.gov
- Online: rent.lacounty.gov

**LOS ANGELES COUNTY RSO: BUYOUT AGREEMENT
DISCLOSURE ACKNOWLEDGMENT**

By signing this document, I acknowledge that I have read the Rent Stabilization Ordinance (RSO) Tenant Rights Buyout Offers & Agreements Disclosure Notice.

The rental unit address that is the subject of a Buyout Offer and Buyout Agreement is:

Contact information for Landlord is: (include name, email, phone number, and address where Tenants can mail cancellation notices)

Name and telephone # of each tenant who is given a Buyout Offer and who may enter into a Buyout Agreement:

	Name	Phone Number	Email Address
1.			
2.			
3.			
4.			

LANDLORD DECLARATION:

I hereby declare, under penalty of perjury under the laws of the State of California, that the information provided in this form is true and correct to the best of my knowledge and belief. I certify that I have given a copy of this disclosure notice concerning Buyout Offers & Agreements to the tenant(s).

Landlord NameSignatureDate

TENANT ACKNOWLEDGMENT:

I verify that I have received a copy of **all 4 pages of** the Disclosure Notice of Tenants Rights under the RSO concerning Buyout Offers & Agreements.

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date

_____	_____	_____
Tenant Name	Signature	Date